MAPLE STREET TO JEFFERSON STREET
GATEWAYS MASTER PLAN

Stakeholder Meeting #1
February 27, 2018

Prepared by the Planning and Development Department
Page left blank intentionally.
INTRODUCTIONS

City of Spokane
Omar Akkari, Project Manager
Kevin Freibott, Planner
Dean Gunderson, Urban Designer

AHBL Consultant Team
Craig Andersen, Project Manager
Len Zickler, Principal
Erick Fitzpatrick, Civil Engineer
Kevin Cash, Landscape Architect

Steering Committee Members
Mark Richard
Alan Chatham
Patricia Hansen
Gene Merrithew
TBD
Carlos Herrera
David Buescher
Char Kay
Christopher Wherity
Roger Watkins
TJ Hake

Downtown Spokane Partnership
Riverside Neighborhood
Cliff Cannon Neighborhood
First Presbyterian Church
Parking Advisory Committee
Milk Bottle Building Owner
Spokane Arts / DRB Member
WSDOT
MultiCare Health System
Spokane Transit Authority
Visit Spokane
BACKGROUND
Highway System
BACKGROUND

I-90 Freeway
BACKGROUND

I-90 Freeway
BACKGROUND

Highway System

Facilities designed to meet the needs of people will range from comfortable benches along the entire section to playground facilities adjacent to Lewis and Clark High School, an ice skating rink, and combination tennis and basketball courts. Paved parking spaces for 800 cars will also be available. The 16 mini-parks, numerous fountains, and wading pools and special display spaces will make this a popular place for all people to visit.

The City of Spokane will operate and maintain the entire 15-block area. Revenue from the public parking facilities will go to the city to help offset maintenance expenses.

“We have planned and designed this area in full cooperation with city officials, civic organizations, and individuals so that the community will have a useful and attractive area when we completely develop the sub- viaduct area,” said Walter R. Hornig, Highways Department District Engineer in Spokane.
BACKGROUND

I-90 Freeway
BACKGROUND
Aging Infrastructure
BACKGROUND

Aging Infrastructure
BACKGROUND

Project Background

Introduction
Spokane is a beautiful city, but our gateways along I-90 have been long neglected and are in need of attention. This project hopes to develop a series of gateways that leave a lasting positive impression on both visitors and residents as they come and go from our city.

Description of Project
The City under direction from Mayor Condon, has made it a priority to improve the gateways and areas adjacent to and under I-90. The City of Spokane has already taken some initial actions to improve and plan for the corridor in select areas and is now in the process of developing a publicly-vetted master plan for future gateway improvements located between Maple and Jefferson streets.

The purpose of this latest Gateway project is to:

- Determine a recommended approach for improving the city's appearance as viewed by motorists entering or exiting from I-90 at Maple-Walnut Streets and on the westbound off-ramp at Jefferson;
- Improve local pedestrian safety and comfort while discouraging loitering and panhandling;
- Establish a design theme that helps communicate Spokane's unique and valued local character;
- Potentially treat stormwater from I-90 in specific locations; and
- Develop a master plan that will guide future design and project implementation in the project area.
BACKGROUND
Other Gateway Projects

DIVISION GATEWAY
LINCOLN GATEWAY
MONROE GATEWAY / STORMWATER FACILITY
ROCK PLACEMENT WORK
LED LIGHTING UPGRADES
JEFFERSON PARK AND RIDE
CONTEXT ANALYSIS
Site Location

Map Key

SITE BOUNDARY
CONTEXT ANALYSIS

Zoning

Map Key

- **SITE BOUNDARY**
- **CB | COMMUNITY BUSINESS**
- **DTG | DOWNTOWN GENERAL**
- **DTS | DOWNTOWN SOUTH**
- **OFFICE**
- **OFFICE RETAIL**
- **RESIDENTIAL HIGH DENSITY**
CONTEXT ANALYSIS

Property Use

Map Key

- SITE BOUNDARY
- CHURCHES
- HOTEL / CONDO
- RETAIL
- SERVICE
- SINGLE UNIT
- TWO-TO-FOUR UNIT
- FIVE-PLUS UNIT
- TRANSPORTATION - PARKING
- TRANSPORTATION - RAILROAD
- VACANT LAND

NORTH
CONTEXT ANALYSIS
2017 Traffic Counts

Map Key
- **FREEWAY**
- **MAJOR ARTERIAL**
- **MINOR ARTERIAL**
- **COLLECTOR ARTERIAL**
CONTEXT ANALYSIS

Traffic Flow

Map Key

- **SITE BOUNDARY**
- **TYPE II COMPLETE STREET**
- **TYPE III COMPLETE STREET**
- **TYPE IV COMPLETE STREET**
- **BICYCLE LANE**
- **SHARED ROADWAY**
- **STA BUS STOPS**

NORTH
CONTEXT ANALYSIS
Parcel Ownership

Map Key
- SITE BOUNDARY
- PARCEL | OWNER NAME

CONTEXT ANALYSIS
Parcel Ownership

Map Key
- SITE BOUNDARY
- PARCEL | OWNER NAME

CONTEXT ANALYSIS
Parcel Ownership

Map Key
- SITE BOUNDARY
- PARCEL | OWNER NAME
CONTEXT ANALYSIS
Panhandling / Encampment Locations

Map Key
- SITE BOUNDARY
- PANHANDLING
- ENCAMPMENT
CONTEXT ANALYSIS
Existing + Proposed Prominent Locations

Map Key

SITE BOUNDARY

EXISTING PROMINENT LOCATIONS
1. AVISTA PROJECT CENTER
2. CHEVRON / MCDONALD’S
3. GROCERY OUTLET
4. IMPREZZIO
5. GLOBAL CREDIT UNION
6. MAPLEHURST BUILDING
7. FIRST PRESBYTERIAN CHURCH OF SPOKANE
8. MILK BOTTLE
9. SILVER STAR AUTOMOTIVE
10. NICHOLS BROTHERS MOTOR
11. LARRY H. MILLER HONDA
12. STA | LINCOLN ST PARK & RIDE
13. MONROE STORMWATER GATEWAY
14. MULTICARE HOSPITAL
15. MOD HAIR AND BODY

FUTURE PROMINENT LOCATIONS
1. STARBUCKS
2. GLOBAL CREDIT UNION SOUTH
3. SE MAPLE ST AND 5TH AVE PROPERTY
CONTEXT ANALYSIS
Existing + Proposed Prominent Locations

1. AVISTA PROJECT CENTER
2. CHEVRON / MCDONALD'S
3. GROCERY OUTLET
4. IMPREZZIO
5. GLOBAL CREDIT UNION
6. MAPLEHURST BUILDING
7. FIRST PRESBYTERIAN CHURCH OF SPOKANE
8. MILK BOTTLE
9. SILVER STAR AUTOMOTIVE
CONTEXT ANALYSIS
Existing + Proposed Prominent Locations

1. STARBUCKS
2. GLOBAL CREDIT UNION SOUTH
3. SE CORNER OF MAPLE ST AND 5TH AVE
4. MONROE STORMWATER GATEWAY
5. NICHOLS BROTHERS MOTOR
6. LARRY H. MILLER HONDA
7. STA | JEFFERSON PARK & RIDE LOT
8. STA | JEFFERSON PARK & RIDE LOT
9. STARBUCKS
10. GLOBAL CREDIT UNION SOUTH
11. SE CORNER OF MAPLE ST AND 5TH AVE
CONTEXT ANALYSIS

Design Priority Areas

Map Key

- **SITE BOUNDARY**
- **Design Priority Areas**
  - A. MAPLE STREET GATEWAY
  - B. 5TH AVENUE GATEWAY
  - C. 4TH AVENUE GATEWAY
  - D. JEFFERSON STREET GATEWAY
SITE CONDITIONS
Site Photography

1. VIEW EAST FROM I-90 OFF RAMP ON 5TH AVE
2. VIEW EAST ON 5TH AVE
3. VIEW SOUTH ON MAPLE ST AT I-90 ON RAMP
4. VIEW SOUTH ON MAPLE ST UNDER I-90

Location Map
SITE CONDITIONS

Site Photography

5. VIEW NORTH AT WALNUT ST AND 5TH AVE
6. VIEW NORTH WALNUT ST AT 4TH AVE
7. VIEW WEST FROM I-90 ON RAMP TO 4TH AVE
8. VIEW WEST ON 4TH AVE
SITE CONDITIONS

Site Photography

9  VIEW EAST FROM 4TH AVE

10  VIEW SOUTH ON JEFFERSON ST

9  VIEW WEST AT JEFFERSON AND I-90 ON RAMP

12  VIEW WEST FROM THE I-90 ON RAMP
DISCUSSION
SWOT Analysis

STRENGTHS
What are the internal strengths?

WEAKNESSES
What are the internal weaknesses?

OPPORTUNITIES
What are the external opportunities?

THREATS
What are the external threats?
What is quintessentially Spokane?

This is your city, how would you welcome people to it?

What would you tell them about?

What would you show them first?
DISCUSSION
Probing Questions...

What themes would you suggest?

What types of gateway elements would you like to see in these areas? Can you think of some examples from other communities?

How would these elements solve an internal weakness or highlight an internal strength?

How would these elements capitalize on an external opportunity or minimize an external threat?
Master Planning Phase
3 Months

Steering Committee Meeting #1
Introduction
02.27.2018

Steering Committee Meeting #2
Site Tour
03.06.2018

Steering Committee Meeting #3
Select Preferred Design Alternative Late March

Steering Committee Meeting #4
Select Preferred Design Alternative Late April

Brief Urban Development Committee Workshop
06.11.2018

Council Approval
07.20.2018

Design Review Board Meeting
04.11.2018

Plan Commission Workshop
05.23.2018

Council Resolution Decision
06.25.2018

Funding / Implementation Phases
1-2 Years

Ongoing Public Comment Throughout All Phases
Final Questions....